

061.A

0006

0006.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

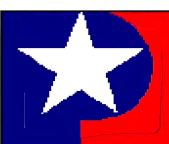
267,800 / 267,800

USE VALUE:

267,800 / 267,800

ASSESSED:

267,800 / 267,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: F6

Owner 1: RENDA CATHERINE A/ TRUSTEE

Owner 2: BRIGHTMAN FAMILY REALTY TRUST

Owner 3:

Street 1: 765 PLACID LAKE DR

Street 2:

Twn/City: OSPREY

St/Prov: FL Cntry Own Occ: N

Postal: 34229 Type:

PREVIOUS OWNER

Owner 1: BRIGHTMAN HELEN A -

Owner 2: -

Street 1: 765 PLACID LAKE DR

Twn/City: OSPREY

St/Prov: FL Cntry

Postal: 34229

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 663 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	267,800			267,800		127543
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

PREVIOUS ASSESSMENT

Parcel ID 061.A-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	267,800	0	.	.	267,800		Year end	12/23/2021
2021	102	FV	264,000	0	.	.	264,000		Year End Roll	12/10/2020
2020	102	FV	256,500	0	.	.	256,500	256,500	Year End Roll	12/18/2019
2019	102	FV	233,900	0	.	.	233,900	233,900	Year End Roll	1/3/2019
2018	102	FV	193,100	0	.	.	193,100	193,100	Year End Roll	12/20/2017
2017	102	FV	179,600	0	.	.	179,600	179,600	Year End Roll	1/3/2017
2016	102	FV	176,000	0	.	.	176,000	176,000	Year End	1/4/2016
2015	102	FV	154,700	0	.	.	154,700	154,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIGHTMAN HELEN		78492-104		8/18/2021	Convenience		1	No	No	
BRIGHTMAN HELEN		76639-483		1/7/2021	Convenience		1	No	No	
BRIGHTMAN HELEN		67471-363		6/21/2016	Convenience		1	No	No	
		15188-362		8/1/1983		52,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2021	Mail Update	JO	Jenny O
4/12/2021	Mail Update	JO	Jenny O
10/19/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:	2ND - 2ND FLOOR	

BATH FEATURES

Full Bath:	1	Rating: Average	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

Building Number 6.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Other
Upper
Lvl 2
Lvl 1
Lower

Totals	RMS: 4	BRs: 2	Baths: 1	HB 0
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GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1962
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	R - Rear
Total Units:	

Floor:	2 - 2nd Floor
% Own:	0.657700002

Name:	9 - 6021
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DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	30.6 %
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CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.40497732
Const Adj.:	1.16654992
Adj \$ / SQ:	532.667
Other Features:	32732
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385890
Depreciation:	118082
Depreciated Total:	267808

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	532.67
Special Features:	0	Val/Su Net:	403.92
Final Total:	267800	Val/Su SzAd	403.92

PARCEL ID

061.A-0006-0006.0

SKETCH**REMODELING****RES BREAKDOWN**

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

Totals

1	4	2
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SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	663	532.670	353,158

Net Sketched Area:

663

Total:

353,158

Size Ad	663	Gross Area	663	FinArea	663

IMAGE**AssessPro Patriot Properties, Inc**